Published by the City of Lafayette
Spring 1995
Vol. 5, No. 1

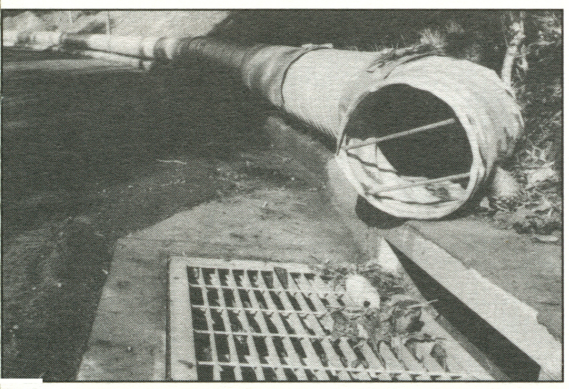
SPECIAL EDITION

LAFAYETTE VISTAS

Council Places Road and Storm Drain Measure on March 7th Ballot

On March 7, voters will decide whether Lafayette should issue bonds to pay for the repair and replacement of the City's aging road and storm drain systems. Voters will consider Measure "C" (see box at right). This local bond proposal was placed on the ballot by the City Council in December, capping 2½ years of work by three all-volunteer committees and many other citizens (see back page). *The purpose of this special edition of Lafayette Vistas is to introduce you to facts about the ballot measure, but not to persuade you to vote for or against the proposal.*

If approved by two-thirds of those who vote, the Measure will authorize the City to issue general obligation bonds. According to the ballot language, the proceeds of the bonds can *only* be used for the repair and reconstruction of roads and storm drains in Lafayette (and to cover the costs associated with the bond issuance). The money cannot be used for general municipal purposes, such as police, recreation, or planning and zoning.



Regardless of whether the measure is successful, the City Council has indicated that it will make its best effort to maintain or even increase the amount of "general funding" currently devoted to the capital program.

The bonds would be paid for by an annual tax on property owners of approximately $21 per $100,000 in *assessed* (not market) value. Thus, if your house is currently valued by the County Assessor at $200,000, your tax in the first year would be $42. Over thirty years, this tax rate will generate $5 to $13 million, depending upon how general property values rise over time.

If the measure is successful, the money will fund pavement and drainage repairs to many of the City's major roads including:

- **Acalanes Rd**
- **Deer Hill Rd**
- **Glenside Dr**
- **Happy Valley Rd**
- **El Nido Ranch Rd**
- **Mt View Dr**
- **Reliez Valley Rd**
- **Springhill Rd**
- Portions of **St. Mary's Rd**
- **Upper Happy Valley Rd**

Many other, smaller road and storm drain projects would also be funded by the measure (please see inside for project details).

Several other major road and storm drain projects are already funded or under construction, and will be repaired whether or not the bond measure passes. These projects include:

- **Pleasant Hill Rd**
- **Olympic Blvd**
- Portions of **Mt. Diablo Blvd**
- Portions of **Moraga Rd**
- **Brook St**

The facts which led the City Council to put this measure on the ballot are as follows: Roadbeds and storm drains generally last about 20 to 40 years; since much of Lafayette was developed more than forty years ago, many of our public facilities are in a deteriorated condition and now need replacement.

Lafayette's ability to raise revenue to fix roads is also impaired. Due to our location and our citizens' collective desire to maintain a small-town ambiance, Lafayette's retail environment generally focuses on serving daily needs and not attracting regional shoppers. We don't have the malls or "big-box stores (like Price Club or Costco) that produce so much sales tax revenue for our neighboring cities, nor has the community indicated a desire to attract such merchants.

Lafayette is also considered a "property-tax deprived" city, meaning that the City receives a lower proportion of property taxes paid by its homeowners than many other cities. Specifically, Lafayette receives only 7% of the property taxes paid by its property owners, while other cities often receive three times this amount, or 21%. The rest of your property taxes support other government agencies, including the Fire District, School Districts, BART, etc.

Recognizing this disparity, the Lafayette City Council has aggressively sought relief from the State and, over the years, has made some progress. Before 1988, for instance, the city received none — 0% — of the property taxes paid by its residents! Despite this progress, however, the City is still at a "revenue-disadvantage" when compared to other cities.

Please call the City offices at 284-1968 if you have questions about the ballot measure.

Ballot Language for March 7 Municipal Election

The Lafayette City Council adopted an ordinance on December 5, 1994 calling for a municipal election. According to their action, voters will consider the following ballot language on March 7, 1995:

Shall the City of Lafayette incur bonded indebtedness not to exceed $13 million with no bonds maturing beyond the year 2025 for the purpose of repairing and reconstructing the City's roads and drains, provided that, at the time any bond is issued, the highest tax rate required to service all bonds authorized by this measure shall not exceed $21 per $100,000 in assessed value?

CITY OF LAFAYETTE

Projects to be Funded During Period 1995-1997 if March 7th Ballot Measure is Successful

Reliez Valley Rd.
Briones Regional Park
Springhill Rd.
Goyak Drive
Upper Happy Valley Rd.
Happy Valley Rd.
Deerhill Rd.
El Nido Ranch Rd.
BART
24
Pleasant Hill Rd.
Acalanes Rd.
Mt. Diablo Blvd.
Brook St. Park
School St.
Moraga Rd.
Little League Fields
St. Mary's Rd.
Community Center

EE DD P II CC V R NN Z T HH E BB AA OO K L H J Q W M Y X F GG C MM O I U KK FF JJ LL S A B G D

S School Site

		REPAIRS TO			
Project #	Project Name (not in priority order)	Pavement	Drainage	Slopes	Total
A	Acalanes Road from Hidden Valley Road to City limits	$40,000	$10,000	$0	$50,000
B	Acalanes Road from El Nido Ranch Road to Hidden Valley Road; Marianne Drive, Valente Court	$125,000	$100,000	$0	$225,000
C	Avalon Ave / Solana Dr / Acampo Dr / Hamlin Rd	$175,000	$240,000	$0	$415,000
D	Condit Road	$35,000	$0	$0	$35,000
E	Deer Hill Road from First Street to Pleasant Hill Road	$140,000	$0	$100,000	$240,000
F	Dewing Avenue / Boyer Circle	$75,000	$60,000	$0	$135,000
G	Diablo Circle / Middle Road	$25,000	$30,000	0	$55,000
H	Dolores Drive from Mt. Diablo Blvd to Highway 24	$40,000	$30,000	$0	$70,000
I	Doreen Way	$0	$0	$90,000	$90,000
J	Dyer Drive Storm Drain	$0	$70,000	$0	$70,000
K	El Curtola Blvd	$0	$210,000	$0	$210,000
L	El Nido Ranch Rd from Mt. Diablo Blvd to Hwy 24 Ramps	$100,000	$20,000	$55,000	$175,000
M	First Street from School Street to Golden Gate Way, Moraga Blvd, Moraga Road to Victoria Avenue	$725,000	$200,000	$0	$925,000
N	Glen Rd / No. Thompson Rd / Oak Hill Rd / Orchard Rd	$80,000	$0	$0	$80,000
O	Glenside Drive from St. Mary's Rd to Reliez Station Rd	$80,000	$180,000	$0	$260,000
P	Goyak Drive	$10,000	$0	$0	$10,000
Q	Hampton Road / Woodland Way / Walnut Drive	$10,000	$0	$0	$10,000
R	Happy Valley Road from Upper Happy Valley Road to Deer Hill Road	$125,000	$135,000	$0	$260,000
S	Hidden Valley Road	$175,000	$75,000	$0	$250,000
T	Los Arabis Drive	$0	$0	$10,000	$10,000
U	Los Palos Drive	$30,000	$40,000	$0	$70,000
V	Martino Road	$60,000	$70,000	$100,000	$230,000
W	Moraga Blvd from Victoria Avenue to Carol Lane	$25,000	$0	$0	$25,000
X	Mosswood Drive / Webb Lane	$0	$200,000	$0	$200,000
Y	Mt. View Drive from Mt. Diablo Blvd to Brook Street	$40,000	$180,000	$0	$220,000
Z	No. Peardale Dr / Camino Vallecito / So. Peardale Dr	$70,000	$0	$0	$70,000
AA	Old Tunnel Road	$0	$5,000	$0	$5,000
BB	Ortega Street / Perales Street / Palomares Street	$0	$130,000	$0	$130,000
CC	Quandt Road	$10,000	$0	$0	$10,000
DD	Reliez Valley Rd from Pleasant Hill Rd to Silver Dell Rd	$80,000	$240,000	$0	$320,000
EE	Reliez Valley Road from Silver Dell Road to City limits	$95,000	$0	$0	$95,000
FF	Rohrer Drive	$75,000	$65,000	$0	$140,000
GG	Sibert Court	$0	$80,000	$0	$80,000
HH	Sierra Vista / Robles Court / Serrano Court	$70,000	$0	$0	$70,000
II	Springhill Road	$30,000	$10,000	$50,000	$90,000
JJ	St. Mary's Road at Driftwood	$0	$0	$240,000	$240,000
KK	St. Mary's Road from Glenside Drive to Rohrer Drive	$110,000	$50,000	$0	$160,000
LL	St. Mary's Road from Rohrer Drive to City Limits	$110,000	$20,000	$0	$130,000
MM	Sweet Drive	$0	$450,000	$200,000	$650,000
NN	Upper Happy Valley Road	$160,000	$250,000	$0	$410,000
OO	Windsor Drive	$30,000	$0	$0	$30,000
	TOTALS:	$2,955,000	$3,150,000	$845,000	$6,950,000

*Note that several other construction projects, including major repairs to Pleasant Hill Rd, Mt. Diablo Blvd, Moraga Rd and Olympic Blvd are funded by other sources and will occur during the same time period.

How the Decision was Made:

2½ Years Of Volunteer Study

SPRING '92

Lafayette City Council asks four management consultants to voluntarily serve on **Lafayette Finance Committee** and evaluate effectiveness of the City's cost control and revenue management.

FALL '92

Lafayette Finance Committee makes 43 recommendations for improved financial controls and efficiency and specifically reports that the City's "...failure to adequately replace and improve storm drains will result not only in increased maintenance costs but may represent significant legal liability."

FALL '92 – WINTER '94

City Council addresses all 43 Finance Committee recommendations and appoints **Capital Projects Assessment Committee (CPAC)** to advise Council on necessity, priority and cost of public works projects needed to maintain or improve City's infrastructure.

WINTER '94

All-volunteer **CPAC** (8 Lafayette residents with engineering backgrounds), issues a final report stating "...there is a significant backlog of projects needed to maintain infrastructure and Committee strongly recommends that the City develop and implement a plan to fund and complete the needed work as soon as possible. The consequence of continued deferral of capital projects and pavement maintenance will result in increasing costs to residents, deteriorating quality of life, and loss of property values."

SPRING '94

City Council appoints a third all-volunteer, all-Lafayette committee, **Capital Projects Funding Committee** to identify and recommend options for funding an enhanced capital improvement program.

FALL '94

Capital Projects Funding Committee issues a final report to City Council. Committee "recommends City finance street and storm drain improvements identified as essential by CPAC through the issuance of General Obligation Bonds..."

FALL '94

Lafayette City Council adopts an ordinance calling for bond election. Ballot measure allows voters to consider whether City should issue general obligation bonds to pay for road and storm drain repairs and reconstruction.

City Directory

Officers

Gayle B. Uilkema	**Mayor**
Ivor Samson	**Vice-Mayor**
Anne Grodin	**Council Member**
Donald L. Tatzin	**Council Member**
Judy Garvens	**Council Member**

The City Council meets at 7:00 pm on the second and fourth Monday of the month at the Lafayette Community Center, 500 St. Mary's Road.

Staff

Robert F.D. Adams	**City Manager**
Steven B. Falk	**Assist. City Manager**
Niroop K. Srivatsa	**Planning Director**
Mark Lander	**City Engineer**
Jennifer Russell	**Parks and Recreation Director**
Ed McNair	**Public Works Superintendent**
Sue Jusaitis	**City Clerk**
Gregg Moore	**Police Services Mgr.**

City Offices and Police

Street Address:	**3675 Mt. Diablo Blvd. Suite 210**
Mailing Address:	**P.O. Box 1968 Lafayette, CA 94549-1968**

City Telephone Numbers

Administration:	**284-1968**
Engineering:	**284-1951**
Planning:	**284-1976**
Parks and Rec:	**284-2232**
Public Works:	**283-6271**
Senior Services:	**284-5050**
Police Business:	**284-5010**
Police Emergency:	**911**

LAFAYETTE VISTAS

is published for the residents of Lafayette and reports on issues, people and events that affect our city. As a member of this community, you are encouraged to contact us with your questions and comments. We request all correspondence be sent to:

Steven Falk, Editor, Lafayette Vistas
City of Lafayette
P.O. Box 1968
Lafayette, CA 94549-1968
510-284-1968 • FAX: 510-284-3169

LAFAYETTE

City of Lafayette
P.O. Box 1968
Lafayette, CA 94549-1968

Bulk Rate
U.S. Postage
PAID
Lafayette, CA
Permit No. 161

Postal Customer
Lafayette, CA 94549

Printed on Recycled Paper